

EXHIBIT B

THE LAW OFFICE OF DENNIS W. LIGHT, PLLC

149 Grand Street, Suite 3D, White Plains, NY 10601-4805

Tel 914-948-5525

Fax 914-761-5444 *

Toll Free Outside of NY

1-866-LIGHT D W (544-4839)

- Licensed in New York, New Jersey & Connecticut -

WEBSITE: www.LightLawOffice.com

E-MAIL: dwlight@LightLawOffice.com

** LEGAL NOTICE: This listing does not imply consent to service of legal papers via facsimile.*

Douglas H. Taub, Esq.
Of Counsel, NY
Phaedra Britt, Esq.
Of Counsel, NJ

**William A. Curry and Peter J. Bartolo, Seller
to
Jennifer T. Elia and Janice Elia, Purchaser**

DATE OF CLOSING: September 20, 2007

LOCATION OF CLOSING: Nathan M. Barotz, Esq., 52 Vanderbilt Ave., 14th Floor,
New York, NY 10017-3899

I. PRESENT:

William A. Curry, Seller
Peter J. Bartolo, Seller
Adam H. Stone, Seller's attorney
Dennis W. Light, Purchaser's attorney
Nathan M. Barotz, Transfer agent
Patricia Lee Doran, Bank attorney

II. SELLER'S CREDITS:

Purchase price	\$ 690,000.00
Sept. maintenance (9/29/07 – 9/30/07) \$30.75/day x 2 days	\$ <u>61.50</u>
TOTAL CREDITS TO SELLER	\$ 690,061.50

III. PURCHASER'S CREDITS:

Contract Deposit	\$ 69,000.00
Post-closing rent (9/20/07 – 9/28/07) \$83.93/day x 9 days	\$ 755.37
ACRIS Etax Document prep fee (Benchmark Title Agency)	\$ <u>150.00</u>
TOTAL CREDITS TO PURCHASER	\$ 69,905.37
BALANCE DUE SELLER AT CLOSING	\$ <u>620,156.13</u>

IV. CLOSING PAYMENTS TO SELLER ON BALANCE DUE

Citi Mortgage	\$ 273,045.22
William Curry and Peter Bartolo	\$ 235,150.00
William Curry and Peter Bartolo	\$ 114,317.63
Janice Elia and Jennifer Elia (Overpayment refund)	<u>\$ (2,356.72)</u>
TOTAL CLOSING PAYMENTS TO SELLER	\$ 620,156.13

V. PURCHASER'S CLOSING COSTS:

Oct. Maintenance charge	\$ 935.20
Maintenance escrow	\$ 11,222.40
Co-op administrative fee	\$ 250.00
New Proprietary Lease	\$ 400.00
Co-op's legal fees	\$ 250.00
Additional document preparation fee	\$ 150.00
Benchmark Title Agency (Co-op search and ACRIS docs)	\$ 450.00
Dennis W. Light (legal fees and travel expense)	<u>\$ 761.50</u>
TOTAL CLOSING COSTS TO SELLER	\$ 14,419.10

PHH Mortgage

Mortgage Service Center
P.O. Box 5452
Mt. Laurel, NJ 08054-5452

PHH

Your semi-annual mortgage statement

Loan number: 0044758258

Questions?

Visit us at
www.MortgageQuestions.com
Call toll free 1-800-449-8767
Fax 1-856-917-83005151596 AT **AUTO 0852 10011-332811 PH1 0002 A2 AB PN
JENNIFER ELIA
337 WEST 20TH APT 1A
NEW YORK, NY 10011-3328

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Activity for the period January 01 to June 30, 2008

Date	Description	Principal (\$)	Interest (\$)	Escrow (\$)	Late charges & fees (\$)	Suspense & other (\$)	Total (\$)
Jan 31	Payment	335.58	2,217.33	0.00	0.00	0.00	2,552.91
Mar 17	Payment	337.50	2,215.41	0.00	0.00	0.00	2,552.91
Apr 09	Payment	339.42	2,213.49	0.00	0.00	0.00	2,552.91
May 12	Payment	341.35	2,211.56	0.00	0.00	0.00	2,552.91
Jun 16	Payment	343.30	2,209.61	0.00	0.00	0.00	2,552.91

Details of your loan

Property address 337 WEST 20TH APT 1A
NEW YORK, NY 10011
Principal balance \$387,307.47
Interest rate 6.8499%

Summary of your payments this year

Principal \$1,697.15
Interest \$11,067.40
Property taxes \$0.00
Late charges \$0.00Want an easier way to manage your account? Try the Message Center at MortgageQuestions.com. It enables you to receive personalized e-mail alerts regarding mortgage payment confirmations, tax payment notifications, year-end statements and more. So you can access the important information you need when it's convenient for you, any time of the day or night. Sign up today at www.MortgageQuestions.com.To register for the Message Center and paperless option, go to www.MortgageQuestions.com.

Thank you for your business.

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DIRECT DEBIT: AUTHORIZATION AGREEMENT REQUEST FORM

Loan Number: 0044758258
JENNIFER ELIADate of Draft (Please check one) ☐ 1st of the month ☐ 5th ☐ 10th

Additional Principal \$ (optional)

Financial Institution

Financial Institution Address Phone ()

ABA or Routing Number (nine digits)

Account # Account Type ☐ Checking ☐ Savings ☐ Other

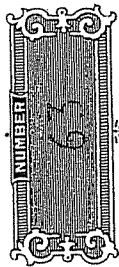
Borrower's Signature

Co-Borrower's Signature

I authorize The Mortgage Service Center, its
Successors and/or Assigns to debit my account at
the financial institution indicated at left. Debits will
be made on the 1st, 5th, or 10th of each month as
noted. A Returned Item Fee (of up to \$50) will be
assessed for all debits that cannot be made due to
return items. I understand I must continue to
remit my monthly payment by check until I receive
confirmation of the Direct Debit start date.I further authorize The Mortgage Service Center
to adjust this withdrawal to reflect periodic changes
in the mortgage payment.RETURN THIS AGREEMENT AND AN UNSIGNED, VOIDED CHECK OR SAVINGS DEPOSIT SLIP TO:
The Mortgage Service Center • P.O. Box 5456 • Mt. Laurel, NJ 08054-5456 • Fax: (856) 917-8322



Apt. 1A



INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK

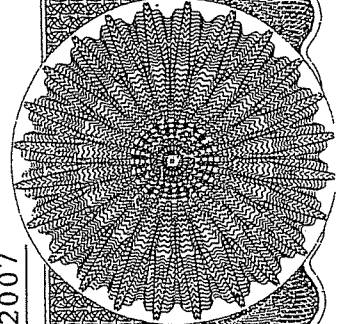
337 West 20th Street Corporation

The Corporation is authorized to issue 32,000 Common Shares of the par value of \$1 each, of one class

~~On January 11, 2007~~ Jennifer T. Elia and Janice Elia ^{JT TEN} ~~is~~ ^{are} the owner of ~~Two Thousand Eight Hundred Seventy~~ ^{fully paid and} ~~non-assessable~~ ^{non-assessable} Shares of the above Corporation transferable only on the books of the Corporation by the holder hereof in person or by duly authorized Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation.

Dated September 20, 2007



Janice Elia
 Janice Elia, Secretary
 337 West 20th Street
 New York, N.Y. 10011